

7/06/05 10:14:34
BK 503 PG 717
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Nick D. Dunning, ET UX,

Grantors

TO

DeAnn Fowler,

Grantee

Corrected
WARRANTY DEED

This Warranty Deed is being re-recorded to replace the warranty deed recorded in Book 497, Page 90. Said correction being the legal description of said deed.

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **We, Nick D. Dunning and wife, Tish Dunning**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **DeAnn Fowler**, a single woman, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

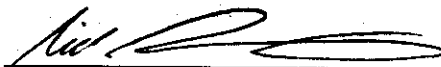
Lot 10, Cherokee Trail, Part of Cherokee Valley P. U. D., situated in Section ~~31~~³², Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 56, Page 30, Chancery Clerk's Office, DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 56, Page 30 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2005 and all subsequent years.

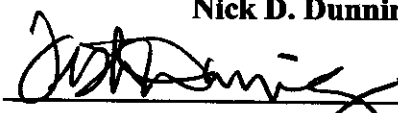
By way of explanation, Tish Dunning joins herein for the purpose of conveying any right, title or interest she may have in the subject property by way of her marriage to Nick D. Dunning.

Taxes for the year 2005 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 30th day of March, 2005.



Nick D. Dunning



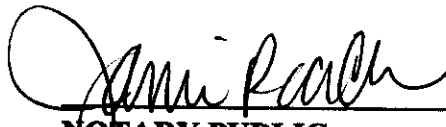
Tish Dunning

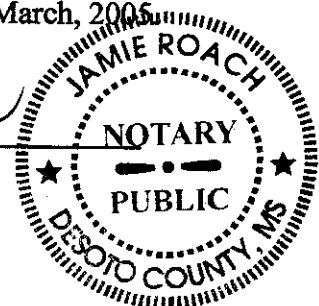
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Nick D. Dunning and Tish Dunning**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 30th day of March, 2006.


NOTARY PUBLIC



My Commission Expires:

3/15/08

Grantors:

Nick D. Dunning and wife,
Tish Dunning

Address:

6293 Seminole

Olive Branch, MS 38654

Home Telephone: N/A

Work Telephone: 901-603-2348

Grantee:

DeAnn Fowler

Address:

7014 Apache Drive

Olive Branch, MS 38654

Home Telephone: N/A

Work Telephone: 901-262-6642